

Draft Unified Development Ordinance
City of Columbia, Missouri
Development Code Update

May 2016

Case # 16-110

Unified Development Code

Public Information & Comment

Discussion

- Project began in January 2014
- Code prepared by Clarion Associates and Ferrell-Madden (M-DT)
- “Module” meetings held between January 2014-November 2015
- Four public information/comment session

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Discussion

- Topics to be covered:
 - Parking and Loading
 - Landscaping, Screening, and Tree Preservation
 - Exterior Lighting
 - Signage





Parking -

- Exceptions updated
- Most standards being adjusted (typically less)
- Simplification in calculations
- Coordinated with Land Use Tables
- New parking alternatives
- Maximum limits on parking
- Clarification on use of yards
- Parking garage standards

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- Parking standard exceptions:
 - M-DT, if provide must comply with BFS standards
 - Small lots
 - Less than 10,000 sq.ft in Mixed-use districts
 - Front lot line not within 100 ft residential district
 - PD districts; if reduction is requested
 - Historic structures
 - No new required
 - Existing on-site retained & improved to standards



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- Permitted use changes must provide required parking, except:
 - When parking on-site is within 75% of that required for new use; and
 - The maximum amt. of parking is provided on-site without removing or partially removing existing building
- Detached residential garages
 - No closer than 20-feet to front property line
 - Not forward of principal building

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**Table 4.4 – 1: Minimum Required Off-Street Parking
(and Maximum Permitted Off-Street Parking for Selected Uses)⁶⁷⁴**
sf = square feet; gfa = gross floor area

New Category	Current Standard	Proposed Standard
Hotel or motel	1 space/room plus 1 space/20 rooms (to accommodate motel/hotel staff) plus 75% of the normal spaces required for accessory uses (e.g. banquet rooms, meeting rooms, restaurants, etc.) if applicable.	2 spaces/ 3 guest rooms + 1 space/ 200 sf gfa in all accessory uses including restaurants and meeting rooms
Travel Trailer Park		1 space / 1,500 sf of land area
Office		
Commercial or Trade School	1 space/employee station plus 1 space/each 5 students except nursery schools which require 1 space/employee or teacher station	1 space/ 400 sf of enclosed floor space
Office	Banks - Walk-in facility: 1 space/250 sq. ft.; Drive-thru facility: 1 space/300 sq. ft. plus 3 stacking spaces for each drive-up window; Medical office: 1 space/each 200 sq. ft.; Office: 1 space/300 sq. ft.	1 space/ 300 sf gfa (General) ⁶⁸⁵ 1 space/ 200 sf gfa (Medical)
Research and Development Laboratory		1 space/ 600 sf gfa
Wholesale Sales Offices and Sample Room		1 space/ 600 sf gfa
Personal Services		
Personal Services, General	Barber and beauty shop: 2 spaces/chair or operator station; Dry cleaning/laundry: 1 space/300 sf	1 space/ 400 sf gfa
Self-service Storage Facilities	1 space/20 rental units plus 2 spaces for the "office"; Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage.	1 space/ 20 storage units
Tree or Landscaping Service		1 space/ 1,000 sf gfa

Required Parking -

- Calculations simplified
- Standards added for undefined/new uses
- Generally reduced for most uses – most notable:
 - Multi-family
 - Schools
 - Drive-thru restaurants
 - Indoor & outdoor recreation
- More parking for fraternities, sororities, dorms
- Parking Table footnotes provide rational for changes

Parking Alternatives -

- 20% reduction if within 1/4 mile transit center or transit line that is a connecting point to 4 other transit lines
- 30% reduction for pedestrian (M-N) or transit (M-C) developments
- 5% reduction for parcels greater than 2 ac that provide transit pull-off and shelters

-
- The word cloud features 'Incentive program' as the largest central text. Other prominent words include 'business', 'organizational', 'channel', 'recipient', 'point', 'person', 'plan', 'considerations', 'metrics', 'success', 'motivation', 'perceive', 'objectives', 'employee', 'product', 'communication', 'organization', 'hitting', 'participant', 'referral', 'redeemable', 'defunct', 'frequently', 'goal', 'respondents', 'shipments', 'form', 'program', 'referring', 'card', 'tamporing', 'conducted', 'audience', 'create', 'sell', 'user', 'time', 'commission', 'drive', 'requires', 'site', 'opportunities', 'certificates', 'shown', 'ability', 'customer', 'measurable', 'turnover', 'recognition', 'reward', 'feature', 'quotas', 'unique', 'concept', 'process', 'merchants', 'retention', 'poor', 'include', 'specific', 'merchandise', 'seaplane', 'moral', 'variation', 'cash', 'unattainable', 'leverage', 'increase', 'incentive', 'study', 'efficient', 'referred', 'performance', 'turn', 'management', 'lift goods', 'redeem', 'experience', 'the', 'completion', 'compensate', 'scholar', 'various', 'expectations', 'compensation', 'fiscal', 'defined'. The words are arranged in a circular pattern around the center, with varying font sizes and colors (black, grey, blue, green, red, orange, yellow).

Shared Parking -

- Provisions updated
 - Same or separate parcels (w/in 600 feet)
 - Reduction is calculated by reduction ratio (new)
 - Options for reducing on-site parking for food, beverage, and indoor entertainment as well as religious uses per Director discretion
 - Parking Agreement standards clarified
- Option for off-site parking w/in 1000 feet retained – no reduction w/o variance



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Parking Credits -

- Public Parking
 - Partial or full credit if w/in 1000 feet, subject to determination of availability
- On-street Parking
 - One-for-one credit if w/in 250 feet; subject to assessment of usage

Additional Reductions -

- Parking Demand study
 - Prepared parking/traffic consultant
 - Provision would eliminate need for variance hearing

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Maximum parking -

- 125% of required - mixed-use districts & buildings greater than 50,000 GFA

Location -

- Parking must be on-site; unless otherwise permitted
- In M-N district not forward of front bldg. façade, except for double-loaded when not in front setback
- Residential driveways cannot cover more than 500 sq. ft or 30% **required** front or rear yard



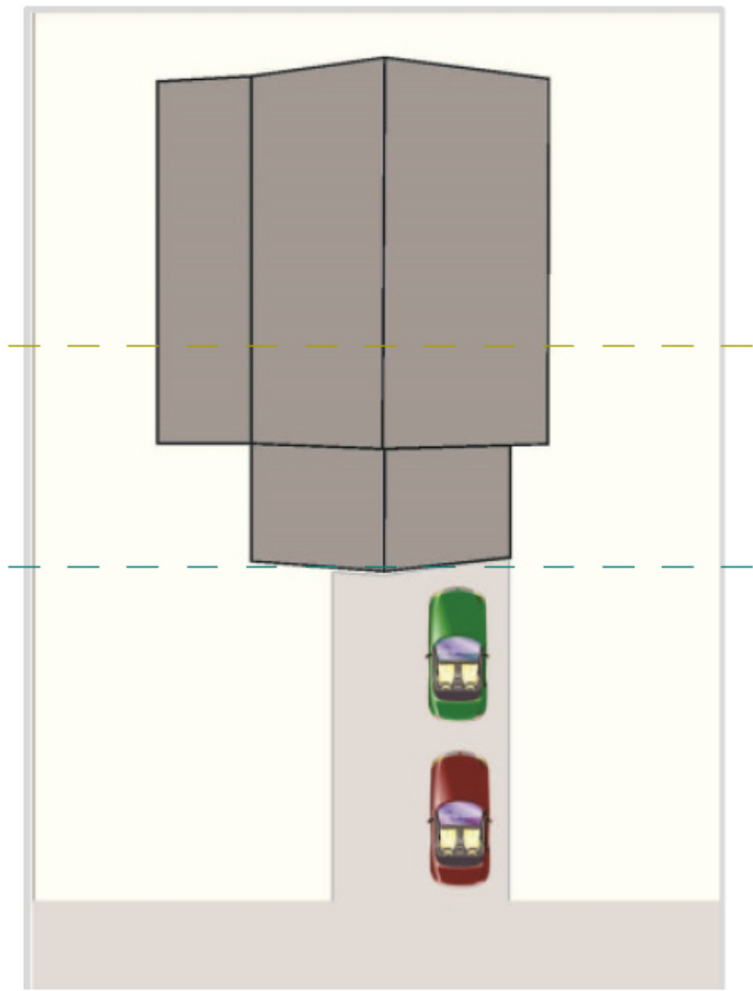
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Location -

- Parking in front or rear yard prohibited; except on approved driveway
- Parking perpendicular to drive prohibited (except in rear yard)
- Rear yard parking screened by 4-6 foot tall device
- Parking not permitted closer than 6-feet to one or two-family uses



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Parking Access –

- Parking areas shall be paved
- 2 points of access required for over 200 spaces
- Tandem parking permitted in one and two-family dwellings
- Garages (detached or attached) for uses other than one or two-family no closer than 60-feet to front lot line.

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Parking Garages –

- New design requirements applying to:
 - Accessory parking structures
 - Commercial (private)
 - Portions of structures occupied by parking
- Requirements address
 - Setbacks
 - Height
 - Location of accesses
 - Floor angle
 - Façade treatment
 - Landscaping
 - Interior lighting

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Landscaping, Screening, Tree Preservation -

- Provisions enhanced and clarified
- Added Tree Preservation from Chapter 12A
- Update street frontage landscaping provisions
- Modified property edge buffering requirements
- Update parking lot landscaping standards
- Include provisions for “Mature/Significant” tree preservation

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Applicability -

- New structure construction
- Increases in floor area greater than 25%
- Structure relocation
- Reconstruction following “act of God” with 10% increase in floor area
- New parking lot construction of more than 10 spaces
- Reconstruction of existing parking lot
- Tree Preservation applies to parcel greater than 10,000 sq.ft



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Landscaping Plan-

- Provisions clarified
- May be submitted by Arborist or other design professional
- Climax Forest provisions added to plan requirements
 - Climax forest to be located on single parcel; exceptions permitted
- Tree Task Force added provisions for building permit delay for illegal clearing



Minimum Standards -

- M-DT “public or private” open space – 1 tree per 800 sq. ft.
- 15% of site area - includes street frontage, property edge buffering, and parking lot landscaping
- Minimum plant diversity and size standards established to clarify expectation and ensure diverse plant mixture on sites
- Roof-top screening provisions modified to apply R-MF and Mixed-use districts
- New standards for seasonal planting

Check off the
Minimum Requirements



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Street Frontage -

- 6-foot landscape strip required when:
 - Frontage length is 40-feet
 - 25-feet from right of way
- Street tree placement every 40-feet
 - Generally in right of way; if not sufficient trees must be in private landscaped strip
 - Street trees do not count for toward other landscaping requirements of 29-4.5
- **Detached** structures along arterial/collector streets must provide screening



Property Edge Buffers -

- Applicable to:
 - Lots over 10,000 sq. ft.
 - 1,500 sq. ft. paved area
 - Any vehicle loading/ unloading areas
- Plants required on applicant side of screen, except where otherwise required by “Neighborhood Protection” requirements
- All screening required to be 80% opaque between 1 and 5 feet at time of planting
- New standards landscape buffer plant mixture proposed



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Table 4.5-2: Transitional Screening and Buffering¹

			Applicant's Use of Subject Property								
Use of Adjacent Properties	Adjacent Zone District	Adjacent Use	Single-Family		Multi-Family		Mixed-Use		Commercial		Industrial
	Zone District	Structure Type	Res.	Non-Res.	Res.	Non-Res.	Vert.	Horiz.	1-3 Stories	3+ Stories	--
	Single-Family	Residential	0	2	1	2	3	3	3	3	3
		Non-Residential	0	0	2	1	1	1	1	2	
	Multi-Family	Residential	0	2	0	2	2	2	3	3	3
		Non-Residential	0	0	1	0	1	1	1	2	
	Mixed-Use	Vertical	0	1	2	1	0	0	1	2	3
		Horizontal	0	1	2	1	0	0	0	1	
	Commercial	1-3 Stories	0	1	3	1	1	0	0	1	3
		3+ Stories	0	0	3	2	2	1	0	0	3
Industrial	--	0	0	3	3	3	3	3	3	0	

Level 0 does not require a screen or landscape buffer.

Level 1 requires a six foot wide landscape buffer.²

Level 2 requires a four-foot wide landscape buffer and a six foot tall screening device.³

Level 3 requires a 10-foot wide landscape buffer and an eight-foot tall screening device.⁴

¹ New and stronger buffering requirements than in current Sec. 29-25(e)(5).

² Revised from four to six feet.

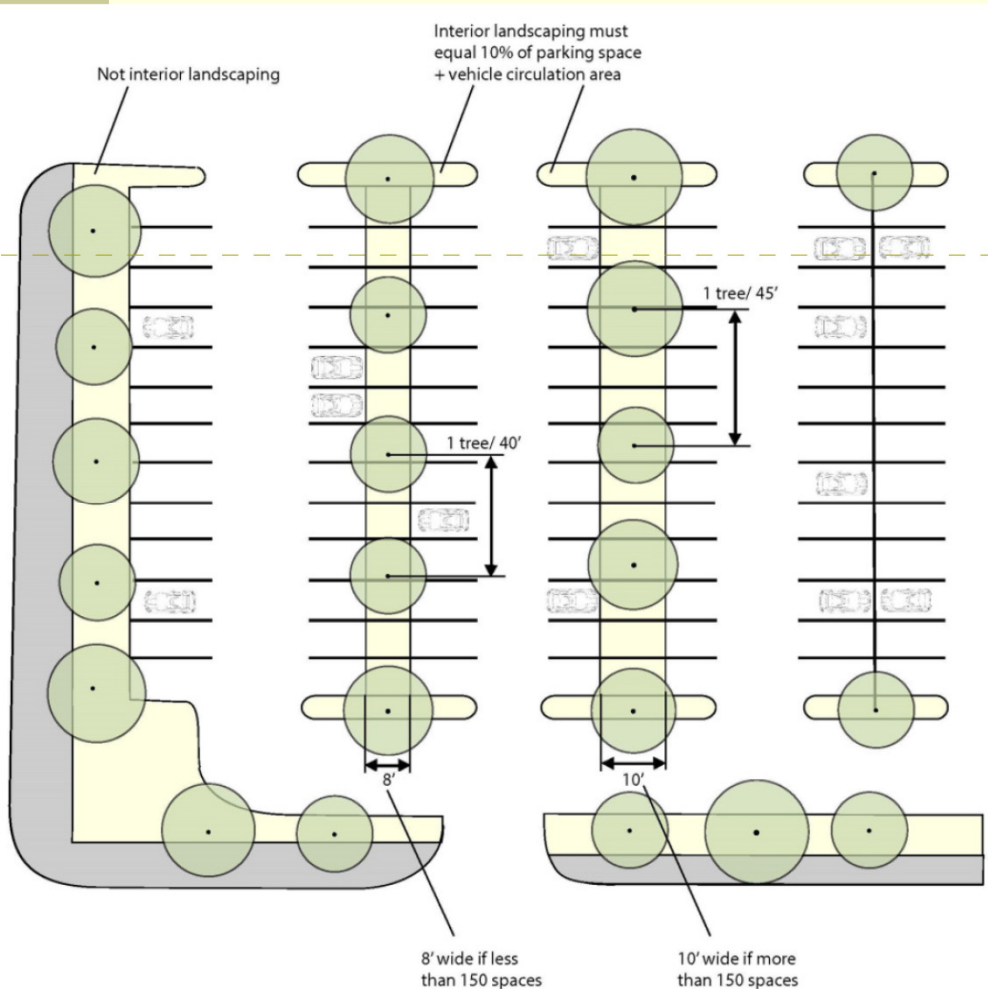
³ Minimum height of screening revised from four to six feet.

⁴ Minimum height of screening revised from six to eight feet.

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Parking Lot Landscaping -

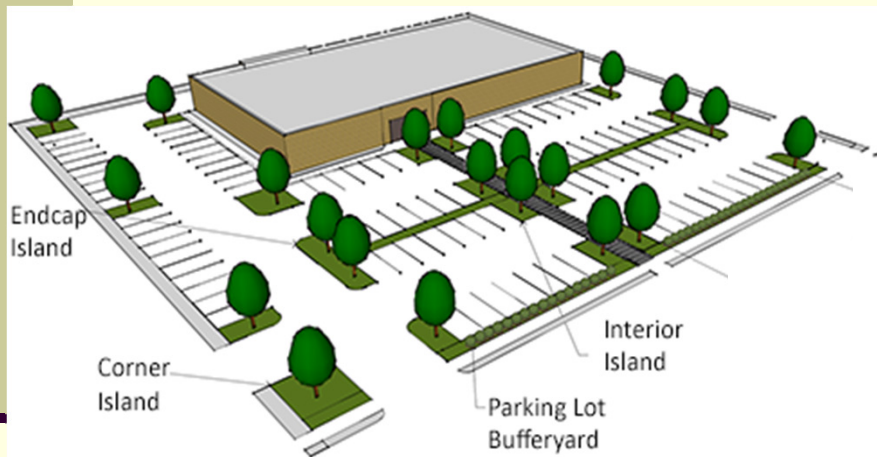
- 10% landscaping required based on paved area (includes access drives)
- Interior landscape strips 10-foot wide with 1 tree per 40 linear feet of landscape area
- 150 spaces max per parking area - separated by 10-foot landscape strip with 1 tree per 40 linear feet and 4 categories of plants



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Parking Lot Landscaping -

- Pre-existing parking lots built before 8/19/91 over 4,000 sq. ft. or expanded by 4,000 sq. ft must have 1 tree for each 4000 sq.
- For each additional tree added in the interior parking for the use may be reduced by 3 spaces
- For each additional tree added in a perimeter bump/bulb-out parking for the use may be reduced by 2 spaces



Existing Landscape Preservation-



- Standards created to protect significant and mature trees
 - Applies to parcels greater than 1 acre regardless of platting status
 - All new subdivision approved after UDO adoption
 - Standards **do not** apply to single-family (detached/attached) or two-family structures
- Significant trees are those over 20 inches DBH
- Credits for trees over 5 inches DBH retained on site

Existing Landscape Preservation-



- Credits not given for preserved trees in stream buffer, tree preservation area, or undevelopable land
- Credits applied to required trees to plant per 29-4.5.
- 25% of significant trees must be retained on-site.
- Removal of significant trees permitted subject to replacement criteria or a fee-in-lieu option

Alternatives & Adjustments

- Code provides options for alternative materials and methods to meet landscaping standards
 - Modifications must be approved in writing or in plan by Director
- Director can modify:
 - Property Edge Buffering
 - Street Frontage Landscaping
 - Parking for reconstruction/redevelopment to ensure Street Frontage Landscaping
- Scope of compliance with 29-4.5 for reconstruction/redevelopment projects is limited to scope of development – not whole site.



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Exterior Lighting -

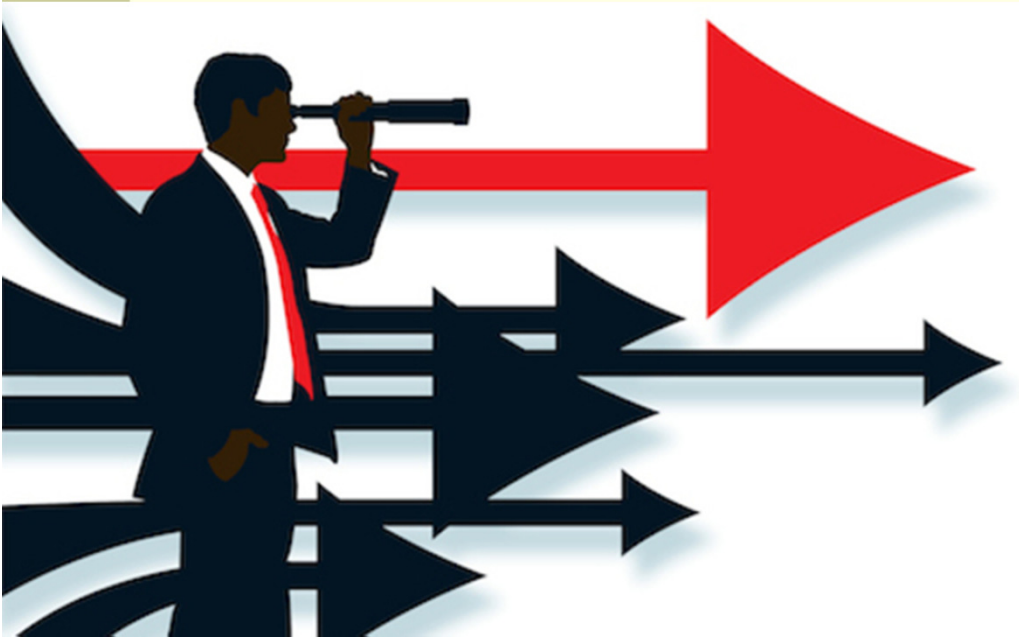
- Carries forward majority of existing 29-30. Revisions limited to:
 - Energy Efficiency
 - Glare Reduction
 - Community Safety
- Application and technical details within standards will be moved to an administrative manual
- Code will now required full cut-off fixtures
- Light pole heights are also subject to Neighborhood Protection standards

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Signage-

- Carries forward majority of existing Chapter 23.
- Revisions limited to:
 - Relocation of definitions
 - Applicability - provides cross references to other UDO section for continuity
 - Limited clarifications (as noted)
 - Limited reorganization of tabular content (as noted)
- Consultant reviewed regulations for potential content-based regulations and has advised Law Department of possible issues





Discussion

- Moving forward –
 - Informational meetings
 - July 21
 - PZC Public Hearing
 - August 18 (tentative)
 - City Council Intro
 - September 19 (tentative)

- **July 21 – Enforcement and Procedures**
- **August 18 (tentative) – PZC Final Public Hearing**
- **September 19 (tentative) – City Council Intro**

Accessing the Draft Regulations

The draft regulations are available at:

www.CoMo.gov/community-development/planning

City of Columbia MISSOURI

city services A-Z site map

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- ▶ Neighborhood Services
- ▶ Planning & Development
- ▶ Public Notifications
- ▶ Volunteering

Planning & Development

Planning & Development provides city planning and community development services to the community and other governmental agencies. Please click on the links below for more information.

New and Noteworthy

- [Mayor's Task Force on Pedestrian Safety](#)
- [Development Code Update Project](#)
- [Section 29-2.3 \(UC-O revisions\) – Supplement to May 19, 2016 Agenda](#)
- [Downtown Columbia Parking Audit and Community Forum](#)
- [Public Notifications](#)
- [Accessory Dwelling Units](#)

Long-Range Planning

- [Comprehensive Plan – Columbia Imagined](#)
 - [Columbia Imagined Implementation](#)
- [Neighborhood Planning](#)
 - [West Central Columbia Neighborhood Plan – Final Draft](#)
- [Historic Preservation](#)
- [Other Land Use Plans](#)

Current Planning

- [Application Forms and Filing Procedures](#)
- [Community Dashboard \(interactive\)](#)

Transportation Planning

- [Columbia Area Transportation Study Organization \(CATSO\)](#)
 - [Major Roadway Plan](#) (last updated 2015)

Choose this link